

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 13, 1970

Appeal No. 10377 Paul and Joseph Quattrono, appellants

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 19, 1970.

EFFECTIVE DATE OF ORDER - August 17, 1971

**ORDERED:**

That the appeal for variance from the rear & side yds. lot occupancy and for permission to extend use not to exceed 35 ft. in R-1-B Dist. at 3923 12th St., N.E., lot 21, Square 3924 be denied.

**FINDINGS OF FACT:**

1. The subject property is located in a split zoning District, C-1 and R-1-B.
2. The property is improved with a brick structure of which the basement which is partially above grade is used as a dry cleaners under Certificate of Occupancy B32967 and the first floor is used for residential purposes.
3. The Appellant proposes to construct a one story rear addition to the existing building which will extend thirty-five feet into the R-1-B District. (See Exhibits 2 and 3)
4. There is no single family dwelling in the R-1-B District on either side of the subject lot, neither to the north or south of said lot.
5. No opposition was registered at the public hearing to the granting of this appeal.

**OPINION:**

We are of the opinion that the Appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations and a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner. Further we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the purpose, intent and integrity of the Zoned Plan as embodied in the Zoning Regulations and Maps.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board